



## Charming 19th-Century Longere with Heated Pool and 4 Bedrooms - €223400



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 261,164.54

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Sauze-Vaussais
CEP:	79190
Adicionado:	21/04/2026

### Informação adicional:

A beautiful detached 19th-century longere offering 4 bedrooms and 3 bathrooms, located in a small hamlet ideally situated between the towns of Sauze-Vaussais and Ruffec, with easy access to the N10 for routes to Poitiers, Angouleme, Niort, and Limoges.

The property benefits from oil-fired central heating, double glazing (except in one bedroom), and a compliant drainage system.

Outside, there is a heated swimming pool (9m x 4m), a fully enclosed garden, and a superb covered terrace with a summer kitchen perfect for outdoor dining during the warmer months.

### GROUND FLOOR:

Entrance hall (1.86 m<sup>2</sup>, tiled floor) Living room (28.65 m<sup>2</sup>, tiled floor, wood-burning stove, exposed beams) Dining room (19.74 m<sup>2</sup>, wooden floor) Kitchen (18.71 m<sup>2</sup>, tiled floor, Aga style cooker and extractor hood included) Hallway (2.39 m<sup>2</sup>, tiled floor) Bathroom (7.21 m<sup>2</sup>, tiled floor, bath, WC, washbasin, shower) Bedroom (12.25 m<sup>2</sup>, tiled floor) Bedroom (18.28 m<sup>2</sup>, wooden floor) Utility room/Dressing (4.1 m<sup>2</sup>, tiled floor, skylight)

### FIRST FLOOR:

Landing (4.03 m<sup>2</sup>, carpet, skylight with blind) Bedroom (16.48 m<sup>2</sup>, carpet) with en-suite shower room (3.17 m<sup>2</sup>, tiled floor, WC, washbasin, shower) Bedroom (23.73 m<sup>2</sup>, carpet) with en-suite shower room



(3.76 m2, laminate flooring, WC, washbasin, shower, skylight with blind)

## OUTSIDE:

Gravelled courtyard to the front, enclosed garden, heated swimming pool (9m x 4m) Beautiful covered terrace with summer kitchen and a second wooden terrace Wooden garden shed, boiler room, workshop with upper floor, storage building with upper floor, rainwater collection tank. All on 1609m2

## Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	166 m <sup>2</sup>
Tamanho do lote:	1609 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/MT4JyCXbSsI>

## Contact information

IMLIX ID: IX8.409.145

